BUYING OR SELLING A HOME IN THE CITY OF SANTA BARBARA? WHAT IS A ZIR AND HOW DO YOU NAVIGATE THE PROCESS?

WHAT IS A ZIR?

A Zoning Information Report (ZIR) is issued by the City of Santa Barbara. The ZIR is a good faith effort at full disclosure to a potential buyer of the zoning and permitted uses of the property based on a physical inspection and records research.

WHO NEEDS TO GET A ZIR?

Anyone selling a residential unit(s) in the City of Santa Barbara except condominiums (condos). ZIR's are *optional* for condos.

WHEN DO YOU NEED TO GET A ZIR?

The Santa Barbara Municipal Code requires an application for a ZIR be submitted to the City within five days of entering into an agreement of sale. Every attempt is made to complete ZIRs within 15 working days after the application is received by the City.

HOW MUCH IS A ZIR?

The fees are set by the City Council and are updated on July 1st of each year. For the current fees, contact Planning counter staff at (805) 564-5578 or go to http://www.santabarbaraca.gov/ Resident/Home/Forms/planning.htm. You may also visit the Planning Counter at 630 Garden St., (between Ortega and Cota Streets).

WHAT INFORMATION IS PROVIDED IN A ZIR?

Information included in the ZIR:

- Zoning and permitted uses of the property
- Legal use of property as indicated in City records (street and planning files and archive plans)
- Previous City approvals (variance, special use permit, modifications, etc.)
- Special restrictions applicable to property
- Any known nonconformities or violations of City ordinances including but not limited to:
 - Illegal units
 - Over-height hedges
 - Illegal conversion or construction of floor area
 - Encroachments into required setbacks or required open yard
- Existence of smoke detectors
- Sewer Lateral Inspection The ZIR contains a clause notifying buyers that sewer laterals are the property owners' responsibility and strongly encourages having the laterals inspected before closing escrow.

WHAT HAPPENS IF A VIOLATION IS FOUND?

If any of the following major violations are found during a ZIR inspection, they will be referred to enforcement staff immediately:

- Illegal Dwelling Units
- Illegal Conversion of Non-habitable Space to Habitable Space
- Unpermitted Construction of New Floor Area (habitable or non-habitable)
- Elimination of Required Parking

Minor violations are kept on file and are required to be abated prior to, or simultaneously with, the first building permit that is obtained by the property owner at that time.

<u>PLEASE NOTE</u> – This sheet is strictly informational. There may be other issues/violations discovered during the ZIR process that are not mentioned in this sheet.

FOR MORE INFORMATION – Contact the Planning counter at (805) 564-5578 or go to http://www.santabarbaraca.gov/Resident/Home/Forms/planning.htm and click on the Zoning Information Report (ZIR) Application. You can also obtain information regarding the City's planning process by visiting "Planning Central" online at: http://www.santabarbaraca.gov/Resident/Planning/

You may read the full text of Santa Barbara Municipal Code §28.87.220 online at: http://www.santabarbaraca.gov/Government/City_Hall/Municode

THIS INFORMATION HAS BEEN BROUGHT TO YOU BY:

